

CHARLES D. BAKER AND WIFE, KIMBERLY BAKER,
GRANTORS

WARRANTY

TO

DEED

TROY W. ABBOTT AND WIFE, KATHLEEN M. ABBOTT,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Charles D. Baker and wife, Kimberly Baker, do hereby sell, convey, and warrant unto Troy W. Abbott and wife, Kathleen M. Abbott, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 269, Section "D", ^{Final Plat,} Edgewater Subdivision, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 79, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 79, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2005 have been prorated, and possession is given with this deed.

Kimberly Baker joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which she may now have or hereafter acquire.

WITNESS our signature(s), this the 15th day of August, 2005.

Charles D. Baker
Charles D. Baker
Kimberly Baker
Kimberly Baker

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named CHARLES D. BAKER AND WIFE, KIMBERLY BAKER, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of August, 2005.

My commission expires:

Grantors Address:
471 Lasher St.
Hernando, MS 38632
Home Phone Number: 86-208-1161
Business Number: 634-7845

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

Grantees Address:
1163 Pocketwatch Drive
Hernando, MS 38632
Home Phone Number: 386-4200
Business Number: 603-4023

Return to:
JAL C. STANLEY P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138

20050603

S07-05-0910

Stanley